Before Independent Hearing Commissioners
At Lower Hutt

Under	the Resource Management Act 1991 (the Act)
In the matter of	a notice of requirement for a designation by Wellington Water Limited ('WWL'), on behalf of Hutt City Council ('HCC'), in accordance with section 168A of the Act, for the construction, operation and maintenance of a water supply reservoir at Summit Road, Fairfield, Lower Hutt.

Statement of evidence of Wendy Rosalie Hoddinott for Wellington Water Limited (Landscape)

Dated 14 November 2024

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Statement of Evidence of Wendy Rosalie Hoddinott

1 Introduction

1.1 My full name is Wendy Rosalie Hoddinott.

1.2 I am a Registered Landscape Architect and Director of Gather Landscape Architecture Ltd in Christchurch. I have been in this position since January 2019 and practicing as a Landscape Architect for 18 years. From June 2022 until May 2024, I was Technical Principal Landscape Architect at WSP New Zealand. I am responsible for preparing this statement of evidence in respect of my findings from a Landscape and Visual Assessment and from subsequent Supplementary Information I was engaged to prepare for the proposed Eastern Hills Reservoir.

1.3 This evidence relates to a notice of requirement ('**NOR**') for a designation issued by Hutt City Council ('**HCC**'), in accordance with section 168A of the Resource Management Act 1991 ('**RMA**'), for the construction, operation and maintenance of the proposed Eastern Hills Reservoir adjacent to the existing Naenae Reservoir at Summit Road, Fairfield, Lower Hutt ('**Project**'). My evidence relates to landscape matters.

1.4 I have been asked to provide evidence by Wellington Water Limited.

1.5 I became involved with the Project in February 2023 and conducted desktop research which included reviewing a Zone of Theoretical Visibility map and drone photography from elevated locations surrounding the site. This enabled me to gain a clear understanding of the extent and location of the potentially affected parties living within the receiving environment, in particular on rising ground to the south of the site. I carried out a site visit on the 15 March 2023 and identified the potential visibility of the Project from the surrounding area and assessed the site itself.

1.6 I prepared a first draft of the Landscape and Visual Assessment (LVA) which included assessing the landscape, natural character and visual effects of the Project. I also considered measures to avoid, remedy and mitigate potential adverse effects and to promote positive effects. WSP Landscape Architect Maddie Aharon contributed to this report, and I was one of two WSP Landscape Architects to review the final report that is Appendix E to the Assessment of Environmental Effects (**'AEE'**). The other was Registered Landscape Architect Melinda Drysdale. I also adopt the content of the 24 July 2024 letter sent by **Ms**

Cathy Crooks in response to HCC's section 92 request regarding landscape and visual information.

2 Qualifications and experience

2.1 I hold the qualifications of a Bachelor of Social Science (from Lincoln University, Canterbury) completed in 2001, a Master of Landscape Architecture (from Lincoln University, Canterbury) completed in 2006, and a PhD in Landscape Architecture (also from Lincoln University, Canterbury) completed in 2018.

2.2 I am a qualified Landscape Architect, a registered member of the New Zealand Institute of landscape Architects (NZILA) and a member of the International Council on Monuments and Sites (ICOMOS) and the International Scientific Committee on Cultural Landscapes (ISCCL).

2.3 I have prepared landscape assessments and heritage landscape assessments for 18 years in Aotearoa New Zealand including:

a landscape assessments for rural, coastal and urban development projects;

b advice to local and central government on the preservation of heritage landscape values, predominantly through the preparation of landscape conservation plans;

c landscape assessments and supporting evidence to assist with Qualifying Matters and planning controls to ensure that European heritage and landscape values are retained within heritage settings;

d peer review for landscape assessments;

e teaching into the Lincoln University School of Landscape Architecture programme (2005 – 2021).

3 Code of Conduct

3.1 While the NOR is not before the Environment Court, I have read and am familiar with the Code of Conduct for Expert Witnesses in the current Environment Court Practice Note (2023). Accordingly, I have complied with the Code in the preparation of this evidence and will follow it when presenting evidence at the hearing.

3.2 The data, information, facts and assumptions I have considered in forming my opinions are set out in my evidence to follow. The reasons for the opinions expressed are also set out in my evidence to follow.

3.3 Unless I state otherwise, my evidence is within my sphere of expertise, and I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

4 Scope of evidence

4.1 My evidence addresses the following:

a Assessment methodology;

b Existing site;

c Overview of the Project;

d Assessment of landscape, natural character and visual effects;

e Proposed conditions;

f Statutory matters;

g Response to submissions; and

h Response to Section 42A Officer's Report ('**Officer's Report**').

5 Executive summary

5.1 I have considered the landscape, natural character and visual effects of the Project and have based my assessment on best practice guidance for Landscape Assessment in Aotearoa New Zealand, as provided by Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines (July 2022).[1]

5.2 I have concluded that the overall effects of the Project are no more than minor.

5.3 Mitigation of these effects include revegetation of the hillside and Waiwhetū Stream banks with indigenous vegetation and the development of a Construction Environmental Management Plan, Landscape Concept Plan and Vegetation Management Plan, the conditions of which are cross-referenced to ensure effective mitigation and vegetation management.

5.4 Over time, mitigation and remediation measures will mean that the effects generated by the construction of this Project, while initially may be High Adverse,

[1] **Tuia Pito Ora New Zealand Institute of Landscape Architects (July 2022). Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines.**

will reduce to Low Adverse and Low Positive so that eventually the effects are no more than minor.

5.5 I am happy with the proposed conditions.

5.6 The Officer's Report and submissions do not raise any matters that change my overall views.

6 Assessment methodology

6.1 I based my landscape and visual assessment on best practice guidance for Landscape Assessment in Aotearoa New Zealand, as provided by the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines, Tia Pito Ora New Zealand Institute of Landscape Architects, 2022.[2]

6.2 I began by reviewing documents and relevant mapping overlays. This included a Zone of Theoretical Visibility map which helps understand who may potentially be affected by the Project within the wider viewing catchment (**Appendix 1**). I took these maps with me to the site visit for ground-truthing purposes and identified representative viewpoints from publicly accessible locations. The circles indicate 500 m distances from the Project site.

6.3 I assessed the site and contextual setting on 15 March 2023. Weather conditions were sunny and calm. I took photographs with a 50 mm focal length lens camera, to assess the likely visual effect of the Project in the landscape, relative to transitory and fixed viewing audiences.

6.4 The WSP Visualisation team completed simulations of the Project using contour data from Land Information New Zealand (LINZ) and the proposed contour data was provided by the WSP Civil Engineering team. The team created the visualisation in 3DS Max before superimposing the Project over existing photographs of each viewpoint in Photoshop. The Visual Simulations team note that there are limitations with this process, with the possibility that the placement of the proposed intervention may vary between 1 and 3 metres. However, this level of variation isn't significant for the purposes of my assessment, and I am confident that this is an appropriate model for this purpose.

6.5 As outlined above, I prepared a first draft of the Landscape and Visual Assessment which was subsequently progressed to the final document by

[2] Tuia Pito Ora New Zealand Institute of Landscape Architects (July 2022). Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines.

Registered Landscape Architect Maddie Aharon. I supervised and reviewed Maddie's work, and I agree with the findings of the report and adopt it.

6.6 Key concepts in this report included landscape, natural character and visual effects. I will briefly outline how I define these concepts.

6.7 ***Landscape*** effects are related to a physical change in the landscape. These effects may or may not be seen but are understood to exist. Landscape effects are also concerned with the effects on landscape character and levels of amenity derived from this character. That is, whether a change to the landscape setting is appropriate or not. Effects may occur during construction as well as during the operation of the Project.

6.8 ***Natural character*** is described in the NZILA guidelines as, "an area's distinct combination of natural characteristics and qualities, including the degree of naturalness"[3]. Natural character is focused specifically on the coastal environment, wetlands, lakes and rivers and their margins, not landscapes in general. This means that natural character in the context of this Project relates to Waiwhetū Stream and its margins. The LVA has assessed the measure of the actual and apparent modification of this natural character from an already modified state.

6.9 ***Visual effects*** are a subset of landscape effects. Assessing visual effects involves analysing a visual change to the landscape due to the proposed development. Visual sensitivity is influenced by several factors including the Project's visibility, the number of viewers (referred to as the viewing audience) and viewing time, the visual qualities of the proposed change and the ability to absorb the development into the existing visual landscape.

6.10 Landscape and visual effects can be positive, neutral or adverse (i.e. negative) and arise from change in the values associated with the landscape, not simply because of the change itself. Visual effects are the result of change to the landscape and are a consequence of that change.

6.11 I have used the NZILA's seven-point scale of effects to assess the potential landscape and visual effects arising from the Project. The scale and how these ratings relate to RMA planning effects is attached as **Appendix 2.**

6.12 I have also engaged with other technical specialists including ecology, cultural and recreation to gain an understanding of aligned, relevant expertise.

[3] Tuia Pito Ora New Zealand institute of Landscape Architects (July 2022). Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines, p. 205.

7 Existing site

7.1 In terms of wider context, the Eastern Hutt Hills form a prominent and unmistakable scenic backdrop on the eastern side of the Hutt Valley. When combined with the fault escarpment on the western side, both east and western hills create a sense of enclosure that define the unique character of the Hutt Valley.

7.2 The proposed site is located along the eastern slopes above Hutt Valley, at the top of a lower spur where the terrain has ‘eased’ in terms of the slope gradient. Below this location, the terrain drops sharply to the valley floor. The landform above and further east of the site rises steeply to over 300 m in elevation.

7.3 Vegetation surrounding the proposed site differs from the older vegetation observed across the wider Eastern Hutt Hills, in that it is more recent than the older lowland forest of podocarps and hard beech trees across the broader Eastern Hutt Hills. The proposed site contains mostly exotic vegetation and regenerating forest. The presence of human interventions such as the firebreak track and the existing concrete reservoir, demonstrate the influence of human activity in this area. The adjoining suburbs of Fairfield and Naenae further contribute to the human influence in this area.

7.4 The existing Naenae Reservoir sits immediately north of the proposed site. The reservoir is square-shaped and concrete and measures 1800 square metres in size. Surrounding the existing reservoir, the site is covered in a combination of exotic and regenerating native vegetation.

7.5 The proposed site spans an established firebreak and rough four-wheel drive access track, which starts uphill from the Summit Road cul-de-sac. The firebreak track serves as a gateway to access the extensive recreation network that spans the Eastern Hutt Hills. Houses are located close to the west of the site with access to the firebreak track from Tilbury Street and Summit Road. Balgownie Grove is part of another residential area north of the proposed site, at the foot of the hill. To the west and north of the proposed site, Waiwhetū Stream intersects the landscape from east to west.

7.6 The Eastern Hutt Hills provide opportunities for recreational activities, with a well-established network of recreation tracks that attract a diverse range of outdoor enthusiasts including horse riders, mountain bikers, walkers and trail runners.

7.7 The Eastern Hills play a vital role in fostering a sense of place within the local community. The hills are clearly visible from Lower Hutt and the residential

catchment, contributing to people's connection to this landscape as well as their sense of identity and belonging.

8 Overview of the Project

8.1 The project has been described in detail in the AEE and by other witnesses. From a landscape and visual effects perspective, the key components that inform my assessment include cut and fill earthworks to create the reservoir platform, construction of a concrete reservoir, site access and infrastructure and a 14m wide corridor of vegetation cleared for underground pipework to be installed, with a rip-rap swale to Waiwhetū Stream (**Figure 1**). Underground infrastructure will not be relevant to my evidence.

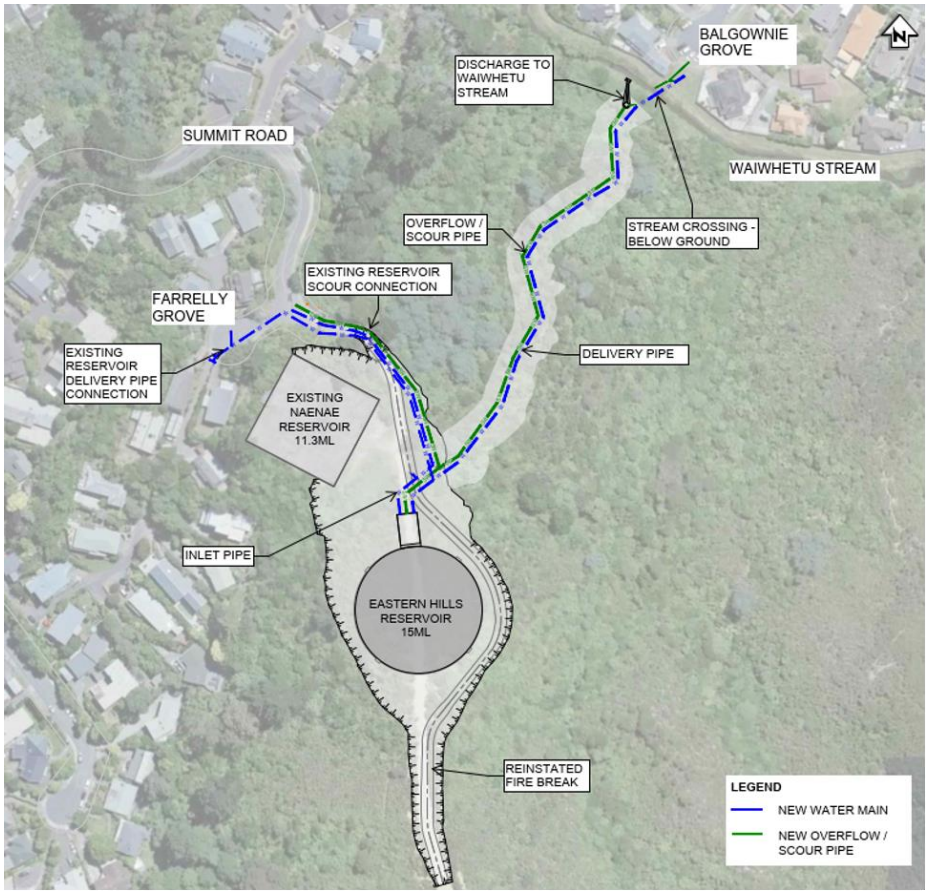


Figure 1: Eastern Hills Reservoir earthworks plan indicating vegetation clearance area.

9 Assessment of landscape, natural character and visual effects

9.1 My assessment considers landscape, natural character & visual effects. Under each of these three, I will identify below the effects of the Project over three timeframes, during construction, on completion of construction, and 5-10 years following completion, once vegetation is established). I have evaluated the effects using the NZILA's 7-point scale of effects both with and without mitigation.

Landscape Effects

9.2 I consider the landscape effects during construction to be as follows:

a In terms of physical changes, the landscape effects during construction are temporary in nature and while they will occur over approximately two-and-a-half years, they will not produce long-term effects on the landscape.

b Landscape character will also be affected during construction due to the impact of vegetation clearance. However, this effect is small when compared to the scale of the Eastern Hutt Hills. The most significant effect regarding vegetation would be the removal of mānuka and kānuka without mitigation, which as noted in the Ecological Impact Assessment [4], are nationally Threatened.

c Construction activities will temporarily prevent use of the existing track, affecting the landscape values while it is closed.

d In summary, during construction the potential landscape effects of the Project will be **Moderate Adverse** due to construction activities and the effect of vegetation clearance on landscape character. The temporary nature of the works is a mitigating factor.

e Additional mitigation measures during construction that will reduce this rating include;

i adherence to a Construction Environmental Management Plan;

ii location of the construction yard, stockpile areas and machine storage away from residential properties and roads as far as practicable;

iii provision of hoardings around the boundaries of site compounds that face adjacent landowners and open spaces;

iv redistribution of any left-over fill and contouring the ground to integrate with the surrounding landform;

v where possible mitigation of effects related to lighting during nighttime works using directional lighting to prevent light falling on residential properties;

[4] **AEE, Appendix G, p.54.**

vi retention of suitable slash or native stems and branches within landscape planting areas for immediate erosion management and habitat for invertebrates and lizards. The location is to be confirmed with the Ecologist to ensure that this would not be a risk to Waiwhetū Stream during a storm event.

9.3 In my opinion the site possesses a reasonable capacity to accommodate change given that significant changes have already occurred in this landscape, and the proposed reservoir is close to the existing reservoir and its associated infrastructure.

9.4 On completion of construction, without mitigation the landscape effects will be as follows:

a The proposed reservoir will not introduce a completely new element to the surrounding context. The proposed site is located close to an existing reservoir and residential area and sits at the edge or above areas with varying degrees of urban development.

b The existing road infrastructure will be used to permit access, resulting in minimal additional effects on the surrounding landscape including vegetation removal. After construction, part of the existing firebreak track will be resurfaced so that it can be used for access to the proposed reservoir. The recreation track will also be re-established along a new alignment, ensuring the public can continue enjoying the recreational benefits offered by the Eastern Hutt hills.

c Initially, landscape effects will be relatively prominent given that reservoir earthwork volumes are estimated to amount to approximately 90,000 cubic metres. This will alter the existing landscape character by a notable extent.

d Vegetation currently present on the proposed site of the reservoir will also be cleared, resulting in modification of the landscape through changes in the vegetation cover.

e Once built and operational, there will be no visual disturbance from the site at night, given no exterior lighting is included in the Project.

9.5 Mitigation of landscape effects include the implementation of the Vegetation Management Plan ('**VMP**') **(see Conditions 35 and 36)** and revegetation of the cut face for the creation of the reservoir platform and the delivery pipe clearance zone.

9.6 Once complete the potential landscape effects with mitigation will be **Low – Moderate Adverse** given the Project is located within a modified landscape, adjacent to an existing reservoir that is in use. These effects will translate to between ‘minor’ and ‘more than minor’ in RMA planning terms **(Appendix 2).** However, these effects are temporary given the mitigation and remediation measures proposed.

9.7 After mitigation and remediation, once vegetation has had time to establish (approximately 5 – 10 years after construction), the Landscape effects of the Project will be **Low Adverse**. In RMA planning terms, this equates to ‘minor’ or ‘less than minor’ effects.

Natural character

9.8 The natural character of the proposed site is focused on Waiwhetū Stream, a freshwater body that crosses the site from east to west. The removal of vegetation will not be out of character within the existing modified environment, which includes channelised sections of stream and open areas where vegetation has been removed.

9.9 During construction, I consider the natural character effects will be short term. They include the construction of a small temporary staging bridge, delivery pipe and overflow pipe which discharges to the Waiwhetū Stream. While temporary, natural character effects are likely to arise from vegetation clearance, fencing and sediment controls as well as construction activity, machinery and site management practices such as dust mitigation via watering.

9.10 Mitigation measures for natural character effects during construction include those identified in Section 9.2 (e).

9.11 I consider the natural character effects during construction will be **Low – Moderate Adverse**. In RMA planning terms, this equates to ‘minor’ effects **(Appendix 2).**

9.12 On completion of construction, without mitigation I consider the natural character effects will be **Low Adverse** (or ‘minor’ in RMA planning terms) given that the removal of vegetation will not be out of character with the existing modified environment of the Waiwhetū Stream. The stream is currently channelised in sections and has open areas where vegetation has already been removed. In addition, built elements including residential dwellings, fencing and the existing reservoir overflow pipe are features of the existing stream environment and context. The proposed overflow pipe will be integrated within the existing piped

network and trenched under Waiwhetū Stream. In my opinion, this will not affect the natural character of the stream given the pipe will be located underground.

9.13 Mitigation of natural character effects will include revegetation of Waiwhetū Stream banks (near the outlet pipe) with native vegetation. While mitigation and remediation will occur throughout the project, after 5 – 10 years revegetation planting will start establishing and take effect. If well-managed and maintained faster growing shrub species will provide initial screening and after approximately 5 years, this will be supplemented by taller, but slower-growing tree species. After mitigation and remediation planting have had time to become established, I consider the effects on natural character will be **Low Positive** as indigenous plants begin establishing within their natural environment.

Visual effects

9.14 Regarding visual amenity, I selected five viewpoints from which to assess the existing visual qualities of the proposed Project site and surrounding landscape, and the likely magnitude of the effects of the proposed reservoir from views commonly experienced by the community. As noted above, I used the Zone of Theoretical Visibility Map **(Appendix 1)** to understand who may be potentially affected by the Project within the wider viewing catchment, which helped define where the most prominent views were likely, before ground-truthing these areas with a site visit.

9.15 Photographs were taken from publicly accessible locations east of State Highway 2 and represent the fixed views of local residents living in residential areas, views from the light industrial area and transient viewers including those travelling along the trainline and the streets outlined within the viewshed mapping. Viewpoints from the Western Hills were not considered due to their distance from the site. Accordingly, I believe that earthworks will not be visible from this distance, particularly following remedial planting.

9.16 Views northeast of the site were also discounted, as when attempts were made to view the site along roads east of, close to and parallel to the State Highway, they were screened by 2-3 storey apartments, located side by side with very few gaps between. Views for motorists travelling along State Highway 2 and the Hutt Valley Railway Line from Wellington through to Upper Hutt will be transient viewers and as such will not be affected to an unacceptable level by the Project, due to a shorter length of viewing time. Views of the reservoir site from the north, within the light industrial area adjacent to Naenae Road and Vogel Street are predominantly from factories and offices which don’t necessarily have windows

from which to observe the hills. I am therefore confident that the effects from this viewpoint will be minor given the viewing audience are typically within the receiving environment from 9am – 5pm, engaged in working activities and do not permanently occupy the buildings.

9.17 During Construction the visual effects would includethe presence of construction machinery, security fencing, vegetation removal and site management practices such as dust mitigation via watering. These effects would be temporary and are consistent with typical construction sites. Artificial lighting would be present for four nights across the entire construction programme. I consider that the visual effects from these activities to be **Moderate Adverse.**

9.18 With the mitigation measures described in Section 9.2 (e) this rating will reduce to **Low – Moderate Adverse**. In RMA planning terms, this equates to 'minor' effects.

9.19 In the following section I consider the visual effects of the Project from each of the five viewpoints on completion, without mitigation and with mitigation once planting is fully established. As for other sections of this evidence, I provide the scale of the effect and how these ratings relate to RMA planning effects, as attached in **Appendix 2**.

9.20 In the following paragraphs, I refer to visualisations (Viewpoints) from Appendix B to the Landscape and Visual Assessment, which I have reproduced in **Appendix 3** for convenience.

a **Viewpoint 1** offers a vantage point from which limited elements of the Project are visible. From this view the only visual change would be a portion of the existing gravel firebreak track from dirt to a sealed road and the removal of some vegetation. Without mitigation, from this viewpoint the Project will have **Low Adverse** visual effects.

b With mitigation planting, after 5 – 10 years the only visual change within Viewpoint 1 would be that a portion of the access road will be sealed. From this viewpoint the Project will have **Very Low Adverse** visual effects (equating to 'less than minor' RMA effects).

c **From Viewpoint 2,** the concrete reservoir would not be seen. However, both earthworks and vegetation removal will create a noticeable, localised modification of the landform along the skyline. While the cleared bank will be prominent initially, changes to the landform are in keeping with the

surrounding landscape**.** Without mitigation, from this viewpoint the Project will have **Low – Moderate Adverse** visual effects.

d For Viewpoint 2, after 5 – 10 years proposed mitigation planting will reduce these visual effects to **Low Adverse** (between 'less than minor' to 'minor' RMA effects).

e **Viewpoint 3** affords a distant view of the Project from which the top of the proposed reservoir will be viewed adjacent to the existing reservoir and slightly lower in the landscape. The cleared bank to the south will be prominent. However, the existing topography and mature vegetation interspersed between built structures will obscure the bulk of the reservoir, reducing these visual effects. Without mitigation, from this viewpoint the Project will have **Moderate Adverse** visual effects.

f From Viewpoint 3, well-managed and maintained mitigation planting will after 5 – 10 years obscure both elements. With mitigation, the Project from this viewpoint will have **Low Adverse** visual effects (equating to between 'less than minor' and 'minor' RMA effects).

g From **Viewpoint 4** the Project is highly visible. The relative scale of earthworks and the proposed reservoir introduce forms into views from Naenae Park which contrast with the predominantly natural landscape. However, the urban environment in the fore and midground provide infrastructural context. Without mitigation, from this viewpoint the Project will have **Moderate – High Adverse** visual effects.

h For Viewpoint 4, well-managed and maintained mitigation planting will after 5 – 10 years screen the Project and reduce adverse effects. With mitigation, from this viewpoint the Project will have **Low – Moderate Adverse** visual effects (equating to 'minor' RMA effects).

i **Viewpoint 5** provides a clear vantage point from which the Project is highly visible due to the large band of removed vegetation which will be clearly obvious. The concrete reservoir at the top of the hill will be partially visible from this viewpoint. Without mitigation, from this viewpoint the Project will have **High Adverse** visual effects.

j The conditions require specific details for the retention of existing vegetation, the planting programme and the revegetation of the cut face to manage effective revegetation of the slope. If the requirements outlined in the conditions are completed, then the visual effects from Viewpoint 5 will be

Low Adverse (equating to ‘minor’ RMA effects). Management and maintenance will be critical to ensure that plants have every opportunity to develop dense vegetation cover to screen the Project.

k In summary, I consider that the visual effects of the Project on completion, without mitigation will range from **Low Adverse to High Adverse**.

l In terms of the ‘Actual Effect’ however, from each view when inclusive of the above mitigation measures, at the completion of the Project, visual effects will range from **Low Adverse to Low – Moderate Adverse**. In RMA planning terms, this corresponds with ‘less than minor’ to ‘minor’ visual effects.

9.21 The visual effects across all three timeframes of the project can be considered as **Low-Moderate Adverse** which in RMA terms equates to ‘minor’ effects.

10 Proposed conditions

10.1 In June 2024 Landscape Architect Linda Kerkmeester carried out a peer review of the Landscape and Visual Assessment, Landscape Concept Plan and Proposed Conditions. I provided further information as part of the 24 July 2024 letter sent by **Ms Cathy Crooks** in response to HCC’s section 92 request. In this letter, I commented on the potential visual effect from an additional viewpoint on north of the site Balgownie Grove (addressed above as Viewpoint 5). The Officer has accepted all mitigation measures proposed as part of this assessment and I agree with the requirement for a Vegetation Management Plan (VMP) which is already proposed under Condition 35 with Condition 36 outlining what the VMP must include as a minimum.

10.2 Accordingly, I agree (as set out in the proposed conditions contained in the evidence of **Ms Cathy Crooks**) that this condition should also be located within the Landscape Concept Plan under Condition 31(m), to ensure cross collaboration enabling indigenous salvage to be cross-referenced across all disciplines.

11 Statutory matters

11.1 The Project site sits within a Significant Natural Resource Overlay (SNR – Eastern Hills Bush in the Hutt City Council District Plan. However, the Projct is not located within an Outstanding Natural Landscape.

12 Response to submissions

12.1 I have reviewed the submissions lodged in relation to the Project. Submitters F&P Clarke have outlined their concern at the visual effects of the 30m wide vegetation clearance on this hillside, prior to establishment planting at the end of Balgownie Grove (**Viewpoint 5 - Appendix 3)**.

12.2 I agree that for the first few years during plant establishment the visual change to the landscape will be highly noticeable. However, in taking a long-term view of the visual effects of this Project, I am satisfied that well-managed and well-maintained planting will re-establish effectively within this area, so that what will be highly noticeable during construction, is a temporary phase of re-establishment. The visual effects will therefore reduce as plants develop dense vegetation cover over time.

13 Response to Section 42A Officer's Report.

13.1 I have reviewed the Officer's Report and attachments pertaining to landscape, including Ms Linda Kerkmeester's Statement of Evidence (Landscape and Visual Effects) and the proposed and recommended conditions. I broadly agree with Ms Kerkmeester's conclusions, particularly regarding the cross-referencing of conditions across all management plans to ensure effective mitigation and vegetation management.

14 Conclusions

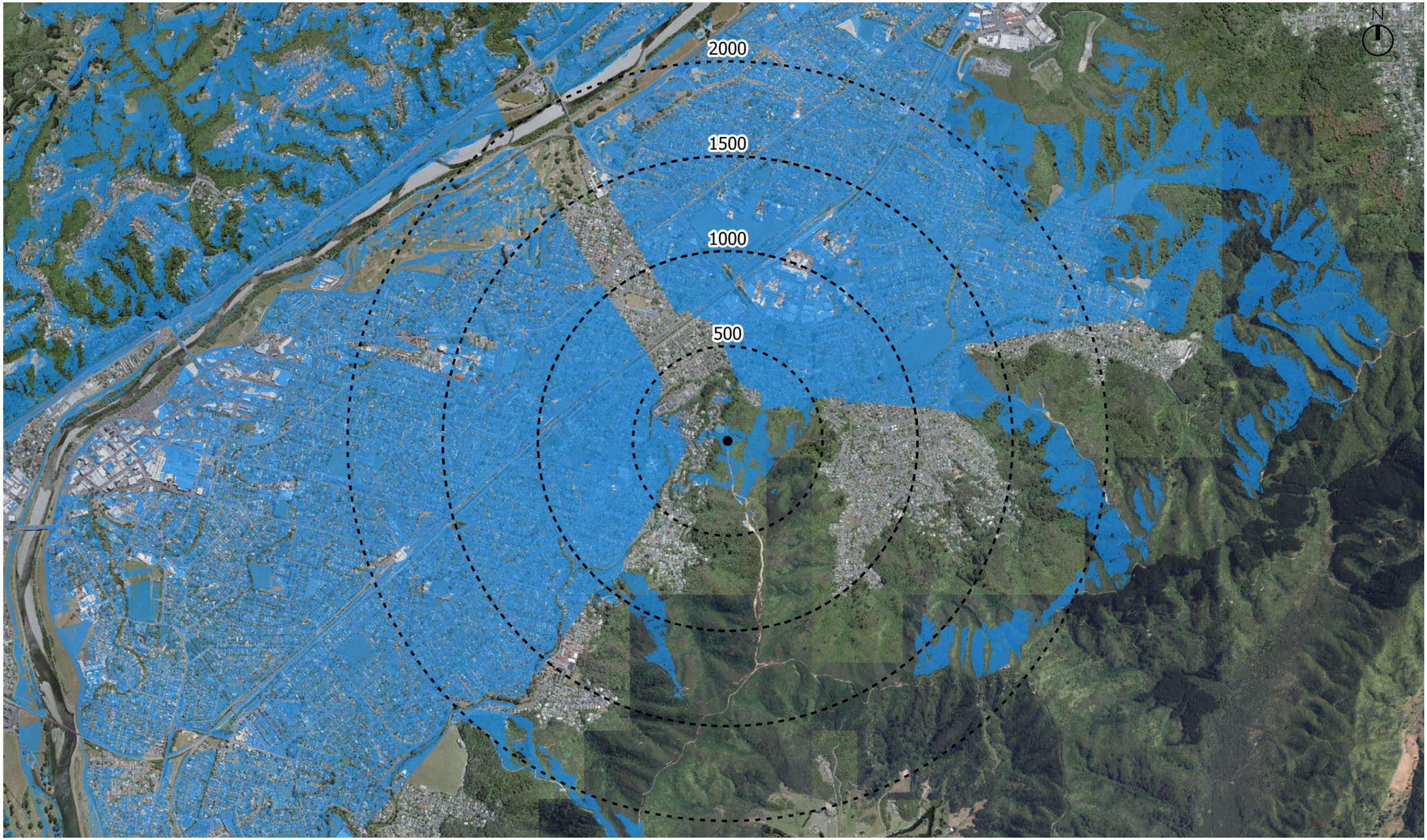
14.1 While temporary adverse landscape, natural character and visual effects will occur, the ability to accommodate the Project within this Eastern Hills location is enabled by mitigation planting that will screen a sympathetically formed reservoir so that it becomes effectively integrated within its surroundings. Once planting is established, the proposed change in landform will assimilate with its surroundings to ensure that there are no significant residual long-term adverse landscape, natural character and visual effects.

14.2 In conclusion, with respect to the effects of the Project on landscape, natural character and visual effects, I remain of the same opinion I formed in my Landscape and Visual Assessment and response to the Notice of Requirement. That is, the effects of the Project on landscape, natural character and visual amenity will be no more than minor.

Wendy Rosalie Hoddinott

14 November 2024

Appendix 1 ZTV Map



Zone of Theoretical Visibility Map

Project Name: Eastern Hills Reservoir | Landscape and Visual Assessment

Date: 5-07-2024 **Scale:** 1:18,500 @ A3 **Status:** Issued to Wellington Water **Version:** 5

Drawn By: Nate Andrews **Reviewed By:** Andrew King **Approved By:** John Leatherbarrow **Sheet Number:** LA004

Key

- Viewshed
- 500m offsets from site

Appendix 2 Seven Point Scale of Effects

Annexure 2: Seven Point Scale of Effects

From *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*, Tia Pito Ora New Zealand Institute of Landscape Architects, July, 2022. The following definitions evolved from NZILA national workshop discussions prior to the publication of the guidelines.

The following seven-point scale is a universal scale to describe the magnitude of qualitative assessments.:

- Very High: Total loss to the key attributes of the receiving and permitted baseline environment and/or visual context amounting to a complete change of landscape character.
- High: Major change to the characteristics or key attributes of the receiving and permitted baseline environment and/or visual context within which it is seen; and/or a major effect on the perceived amenity derived from it.
- Moderate-High: A moderate to high level of effect on the character or key attributes of the receiving and permitted baseline environment and/or the visual context within which it is seen; and/or have a moderate-high level of effect on the perceived amenity derived from it.
- Moderate: A moderate level of effect on the character or key attributes of the receiving and permitted baseline environment and/or the visual context within which it is seen; and/or have a moderate level of effect on the perceived amenity derived from it. *(Oxford English Dictionary Definition: Moderate: adjective-average in amount, intensity or degree)*.
- Moderate-Low: A moderate to low level of effect on the character or key attributes of the receiving and permitted baseline environment and/or the visual context within which it is seen; and/or have a moderate to low level of effect on the perceived amenity derived from it.
- Low: A low level of effect on the character or key attributes of the receiving and permitted baseline environment and/or the visual context within which it is seen; and/or have a low level of effect on the perceived amenity derived from it. *(Oxford English Dictionary Definition: Low: adjective-below average in amount, extent, or intensity)*.
- Very Low: Very low or no modification to key elements/features/characteristics of the receiving and permitted baseline environment or available views, i.e. approximating a 'no-change' situation.

Seven-point scale of effects with equivalent RMA effects.

Appendix 3 Viewpoints 1 - 5

Viewpoint Plan

Project Name: Eastern Hills Reservoir | Landscape and Visual Assessment

Date: 5 July 2024 **Scale:** 1:5,000 @ A3 **Status:** Issued to Wellington Water **Version:** 5

Drawn By: Lawrence Elliott **Reviewed By:** Andrew King **Approved By:** John Leatherbarrow **Sheet Number:** LA005

Key

Photo/ Viewpoint Location

Project Site

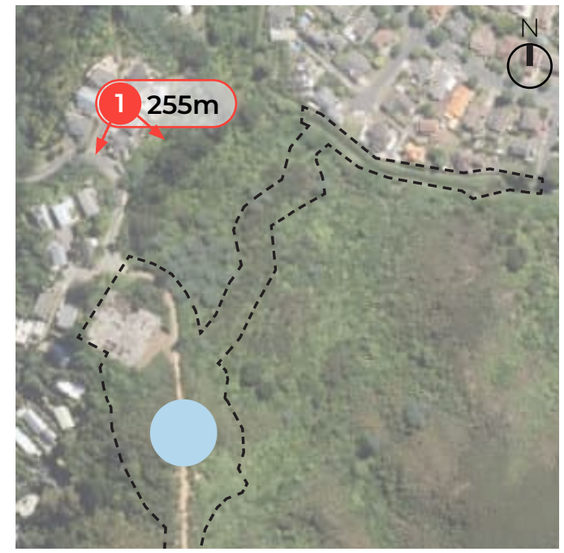
Proposed Reservoir

Key

Photo/ Viewpoint Location

Project Site

Proposed Reservoir



Scale: NTS

VP 1: View from outside 25 Summit Road looking south east towards the Proposed Site

Existing Conditions

Project Name: Eastern Hills Reservoir | Landscape and Visual Assessment

Date: 5 July 2024 **Status:** Issued to Wellington Water **Revision:** 5 **Sheet Number:** LA006

Drawn By: Jack Dunnett **Reviewed By:** Wendy Hoddinott **Approved By:** John Leatherbarrow

Photo Location: -41.206102, 174.940651 **Photo Taken By:** Wendy Hoddinott **Photo Date:**1:18 pm on 15th March 2023

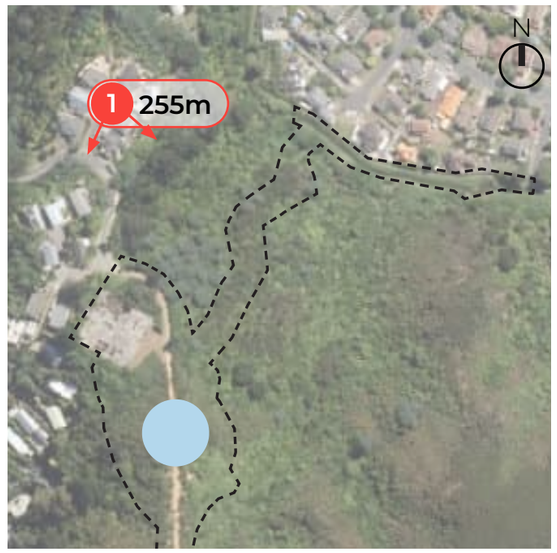
Camera: Photo taken using Canon Camera EOS 5D with 50mm lens

Key

Photo/ Viewpoint Location

Project Site

Proposed Reservoir



Scale: NTS

VP 1: View from outside 25 Summit Road looking south east towards the Proposed Site

No Mitigation

Project Name: Eastern Hills Reservoir | Landscape and Visual Assessment

Date: 5 July 2024 **Status:** Issued to Wellington Water **Revision:** 5 **Sheet Number:** LA007

Drawn By: Jack Dunnett **Reviewed By:** Wendy Hoddinott **Approved By:** John Leatherbarrow

Photo Location: -41.206102, 174.940651 **Photo Taken By:** Wendy Hoddinott **Photo Date:** 1:18 pm on 15th March 2023

Camera: Photo taken using Canon Camera EOS 5D with 50mm lens

Key

Photo/ Viewpoint Location

Project Site

Proposed Reservoir

Scale: NTS

VP 1: View from outside 25 Summit Road looking south east towards the Proposed Site

Mitigation

Project Name: Eastern Hills Reservoir | Landscape and Visual Assessment

Date: 5 July 2024 **Status:** Issued to Wellington Water **Revision:** 5 **Sheet Number:** LA008

Drawn By: Jack Dunnett **Reviewed By:** Wendy Hoddinott **Approved By:** John Leatherbarrow

Photo Location: -41.206102, 174.940651 **Photo Taken By:** Wendy Hoddinott **Photo Date:** 1:18 pm on 15th March 2023

Camera: Photo taken using Canon Camera EOS 5D with 50mm lens

Key

Photo/ Viewpoint Location

Project Site

Proposed Reservoir

Scale: NTS

VP 2: View from the western end of Summit Road looking east toward the Proposed Site

Existing Conditions

Project Name: Eastern Hills Reservoir | Landscape and Visual Assessment

Date: 5 July 2024 **Status:** Issued to Wellington Water **Revision:** 5 **Sheet Number:** LA009

Drawn By: Jack Dunnett **Reviewed By:** Wendy Hoddinott **Approved By:** John Leatherbarrow

Photo Location: -41.207018, 174.93683 **Photo Taken By:** Wendy Hoddinott **Photo Date:** 1:18 pm on 15th March 2023

Camera: Photo taken using Canon Camera EOS 5D with 50mm lens

Key

Photo/ Viewpoint Location

Project Site

Proposed Reservoir

Scale: NTS

VP 2: View from the western end of Summit Road looking east toward the Proposed Site

No Mitigation

Project Name: Eastern Hills Reservoir | Landscape and Visual Assessment

Date: 5 July 2024 **Status:** Issued to Wellington Water **Revision:** 5 **Sheet Number:** LA010

Drawn By: Jack Dunnett **Reviewed By:** Wendy Hoddinott **Approved By:** John Leatherbarrow

Photo Location: -41.207018, 174.93683 **Photo Taken By:** Wendy Hoddinott **Photo Date:** 1:18 pm on 15th March 2023

Camera: Photo taken using Canon Camera EOS 5D with 50mm lens

Key

Photo/ Viewpoint Location

Project Site

Proposed Reservoir

Scale: NTS

VP 2: View from the western end of Summit Road looking east toward the Proposed Site

Mitigation

Project Name: Eastern Hills Reservoir | Landscape and Visual Assessment

Date: 5 July 2024 **Status:** Issued to Wellington Water **Revision:** 5 **Sheet Number:** LA011

Drawn By: Jack Dunnett **Reviewed By:** Wendy Hoddinott **Approved By:** John Leatherbarrow

Photo Location: -41.207018, 174.93683 **Photo Taken By:** Wendy Hoddinott **Photo Date:** 1:18 pm on 15th March 2023

Camera: Photo taken using Canon Camera EOS 5D with 50mm lens

Key

Photo/ Viewpoint Location

Project Site

Proposed Reservoir

Scale: NTS

VP 3: View from Purser Grove Playground looking east toward the Proposed Site

Existing Conditions

Project Name: Eastern Hills Reservoir | Landscape and Visual Assessment

Date: 5 July 2024 **Status:** Issued to Wellington Water **Revision:** 5 **Sheet Number:** LA012

Drawn By: Jack Dunnett **Reviewed By:** Wendy Hoddinott **Approved By:** John Leatherbarrow

Photo Location: -41.206267, 174.934356 **Photo Taken By:** Wendy Hoddinott **Photo Date:** 2.39 pm on 15th June 2023

Camera: Photo taken using Canon Camera EOS 5D with 50mm lens

Key

Photo/ Viewpoint Location

Project Site

Proposed Reservoir

Scale: NTS

VP 3: View from Purser Grove Playground looking east toward the Proposed Site

No Mitigation

Project Name: Eastern Hills Reservoir | Landscape and Visual Assessment

Date: 5 July 2024 **Status:** Issued to Wellington Water **Revision:** 5 **Sheet Number:** LA013

Drawn By: Jack Dunnett **Reviewed By:** Wendy Hoddinott **Approved By:** John Leatherbarrow

Photo Location: -41.206267, 174.934356 **Photo Taken By:** Wendy Hoddinott **Photo Date:** 2.39 pm on 15th June 2023

Camera: Photo taken using Canon Camera EOS 5D with 50mm lens

Key

Photo/ Viewpoint Location

Project Site

Proposed Reservoir

Scale: NTS

VP 3: View from Purser Grove Playground looking east toward the Proposed Site

Mitigation

Project Name: Eastern Hills Reservoir | Landscape and Visual Assessment

Date: 5 July 2024 **Status:** Issued to Wellington Water **Revision:** 5 **Sheet Number:** LA014

Drawn By: Jack Dunnett **Reviewed By:** Wendy Hoddinott **Approved By:** John Leatherbarrow

Photo Location: -41.206267, 174.934356 **Photo Taken By:** Wendy Hoddinott **Photo Date:** 2.39 pm on 15th June 2023

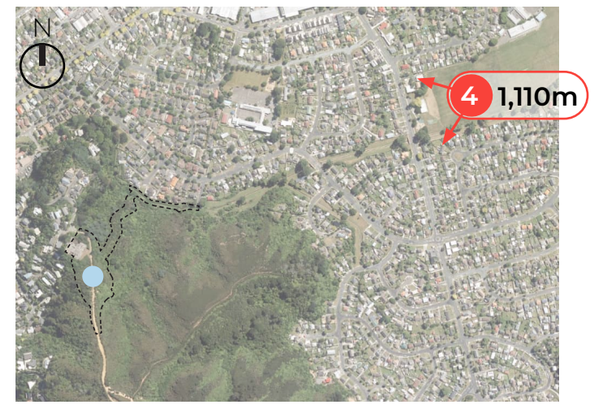
Camera: Photo taken using Canon Camera EOS 5D with 50mm lens

Key

Photo/ Viewpoint Location

Project Site

Proposed Reservoir



Scale: NTS

VP 4: View from the centre of Naenae Park looking west towards the Proposed Site

Existing Conditions

Project Name: Eastern Hills Reservoir | Landscape and Visual Assessment

Date: 5 July 2024 **Status:** Issued to Wellington Water **Revision:** 5 **Sheet Number:** LA015

Drawn By: Jack Dunnett **Reviewed By:** Wendy Hoddinott **Approved By:** John Leatherbarrow

Photo Location: -41.203662, 174.952739 **Photo Taken By:** Wendy Hoddinott **Photo Date:** 2:03 pm on 15th March 2023

Camera: Photo taken using Canon Camera EOS 5D with 50mm lens

Key

Photo/ Viewpoint Location

Project Site

Proposed Reservoir

Scale: NTS

VP 4: View from the centre of Naenae Park looking west towards the Proposed Site

No Mitigation

Project Name: Eastern Hills Reservoir | Landscape and Visual Assessment

Date: 5 July 2024 **Status:** Issued to Wellington Water **Revision:** 5 **Sheet Number:** LA016

Drawn By: Jack Dunnett **Reviewed By:** Wendy Hoddinott **Approved By:** John Leatherbarrow

Photo Location: -41.203662, 174.952739 **Photo Taken By:** Wendy Hoddinott **Photo Date:** 2:03 pm on 15th March 2023

Camera: Photo taken using Canon Camera EOS 5D with 50mm lens

Key

Photo/ Viewpoint Location

Project Site

Proposed Reservoir

Scale: NTS

VP 4: View from the centre of Naenae Park looking west towards the Proposed Site

Mitigation

Project Name: Eastern Hills Reservoir | Landscape and Visual Assessment

Date: 5 July 2024 **Status:** Issued to Wellington Water **Revision:** 5 **Sheet Number:** LA017

Drawn By: Jack Dunnett **Reviewed By:** Wendy Hoddinott **Approved By:** John Leatherbarrow

Photo Location: -41.203662, 174.952739 **Photo Taken By:** Wendy Hoddinott **Photo Date:** 2:03 pm on 15th March 2023

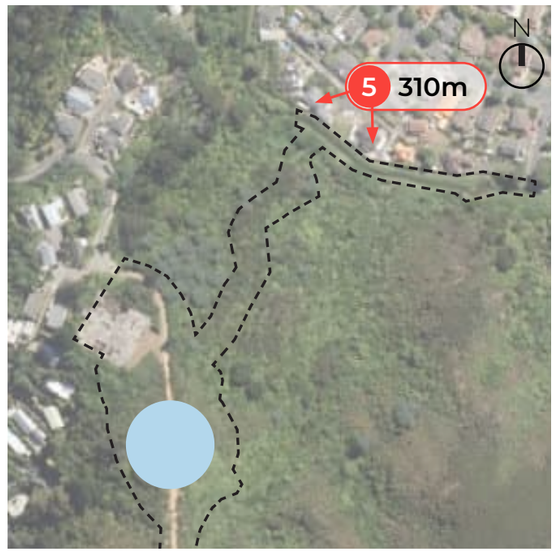
Camera: Photo taken using Canon Camera EOS 5D with 50mm lens

Key

Photo/ Viewpoint Location

Project Site

Proposed Reservoir



Scale: NTS

VP 5: View from Balgownie Grove looking south-west towards the Proposed Site

Existing Conditions

Project Name: Eastern Hills Reservoir | Landscape and Visual Assessment

Date: 5 July 2024 **Status:** Issued to Wellington Water **Revision:** **Sheet Number:** LA018

Drawn By: Lawrence Elliott **Reviewed By:** Wendy Hoddinott **Approved By:** John Leatherbarrow

Photo Location: -41.205829, 174.942919 **Photo Taken By:** Wendy Hoddinott **Photo Date:** 1:38 pm on 15th March 2023

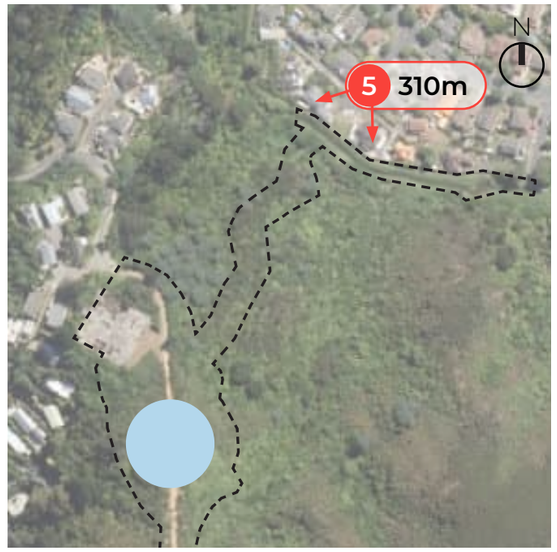
Camera: Photo taken using Canon Camera EOS 5D with 50mm

Key

Photo/ Viewpoint Location

Project Site

Proposed Reservoir



Scale: NTS

VP 5: View from Balgownie Grove looking south-west towards the Proposed Site

No Mitigation

Project Name: Eastern Hills Reservoir | Landscape and Visual Assessment

Date: 5 July 2024 **Status:** Issued to Wellington Water **Revision:** 1 **Sheet Number:** LA018

Drawn By: Lawrence Elliott **Reviewed By:** Wendy Hoddinott **Approved By:** John Leatherbarrow

Photo Location: -41.205829, 174.942919 **Photo Taken By:** Wendy Hoddinott **Photo Date:** 1:38 pm on 15th March 2023

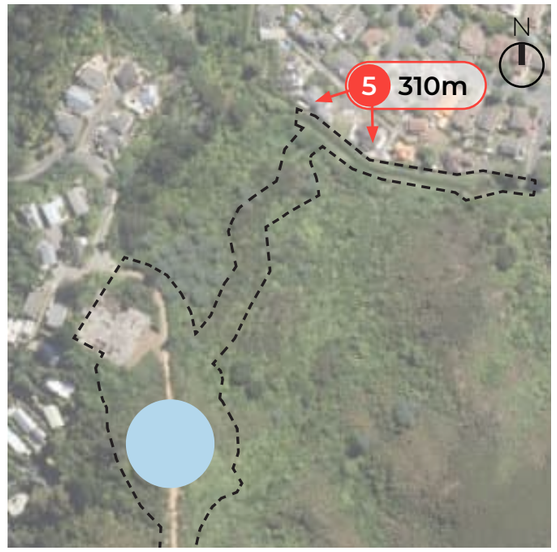
Camera: Photo taken using Canon Camera EOS 5D with 50mm

Key

Photo/ Viewpoint Location

Project Site

Proposed Reservoir



Scale: NTS

VP 5: View from Balgownie Grove looking south-west towards the Proposed Site

Mitigation

Project Name: Eastern Hills Reservoir | Landscape and Visual Assessment

Date: 5-07-2024 **Status:** Issued to Wellington Water **Revision:** 1 **Sheet Number:** LA018

Drawn By: Lawrence Elliott **Reviewed By:** Wendy Hoddinott **Approved By:** John Leatherbarrow

Photo Location: -41.205829, 174.942919 **Photo Taken By:** Wendy Hoddinott **Photo Date:** 1:38 pm on 15th March 2023

Camera: Photo taken using Canon Camera EOS 5D with 50mm